



**SARAH CLARK**  
PROPERTY CONSULTANTS

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LANSDOWN PLACE, BRISTOL, BS8 3AF

This is an amazing opportunity to live in a beautifully interior designed two bedroom garden flat in the ever sought after area of Clifton Village. Available from May 2024 and fully furnished this is a real gem of a property. Sorry no students.

This stunning property has been tastefully designed with solid oak parquet flooring, Smeg appliances, and Mandarin Stone marble tiling. So this really is a luxurious rental and very rare to market.

The beautiful lounge/dining room is a great size and has a decorative log-burner at the focal point. Tastefully furnished with two large Chesterfield style sofas and a dining table and chairs, and an opening leading to the stylish kitchen. The kitchen is beautifully set out with a range of wall and base units, marble work surfaces, 1 1/2 sink and Smeg Cooker. The washing machine is housed in the hallway cupboard.

The bedrooms are each a joy to behold. Bedroom one is again beautifully presented with an amazing semi-open en-suite bathroom which includes a matte stone bath and matching basin and wc and has electric under floor heating. There are also doors out to the private walled garden.

The guest double bedroom again is of good size and contains a double sofa bed, built-in wardrobe and chest of drawers. This bedroom is served by the separate shower room with shower cubicle, wc and basin and electric under floor heating.

To property is accessed via steps to a front courtyard garden which has a great seating area to enjoy your morning coffee or evening sun downer and to the rear is what can only be described as a beautifully designed oasis complete with decked seating area and glitter ball!

Set in a great location opposite Victoria Square and only a short walk to the vast array of amenities including the independent shops, boutiques, bars and restaurants of Clifton Village this truly is an exceptional property.

Council Tax Band C  
EPC = C  
Minimum term - 12 months

### Features

- Available May 2024
- Beautiful Interior Designed Apartment
- Fully Furnished
- Two Double Bedrooms
- Master With Open En-Suite
- Kitchen With Smeg Appliances
- Second Shower Room
- Walled Garden
- Clifton Village Location
- Suit Professional Couple





### Lounge

15'5" x 20'2" (4.72 x 6.17)

This gorgeous room has been perfectly styled to give the best space for relaxing, dining and entertaining. With the warm parquet flooring and Chesterfield style sofas there is a feeling of luxury and warmth. The large window to the front bring plenty of light into the room and to the rear of the room is the opening to the very stylish kitchen.

### Kitchen

3.38 x 1.53

This stylish kitchen has a range of wall and base units which are perfect for storage, elegant marble worksurfaces and splashbacks, a Smeg oven and 1 1/2 sink.

### Hallway

This very spacious hallway lends itself to a number of uses but is currently styled to provide an area for homeworking. It also houses the Smeg fridge and cupboard with washing machine.

### Bedroom One

11'0" x 17'6" (3.36 x 5.34)

The master bedroom has been set up as a tranquil haven and is beautifully presented. With double bed and stylish wardrobes however, the pièce de résistance is the amazing semi-open en-suite bathroom. Containing a Lusso Matte Stone bath to relax in after a stressful day this is a stunning room. The suite contains a matching basin, wc and Mandarin Stone marble tiles with electric under floor heating.

The master bedroom also has doors leading to the private walled garden.

### Bedroom Two

9'1" x 10'5" (2.78 x 3.18)

The guest bedroom has a double sofa bed, built-in storage and chest of drawers and has a window over looking the private walled garden.

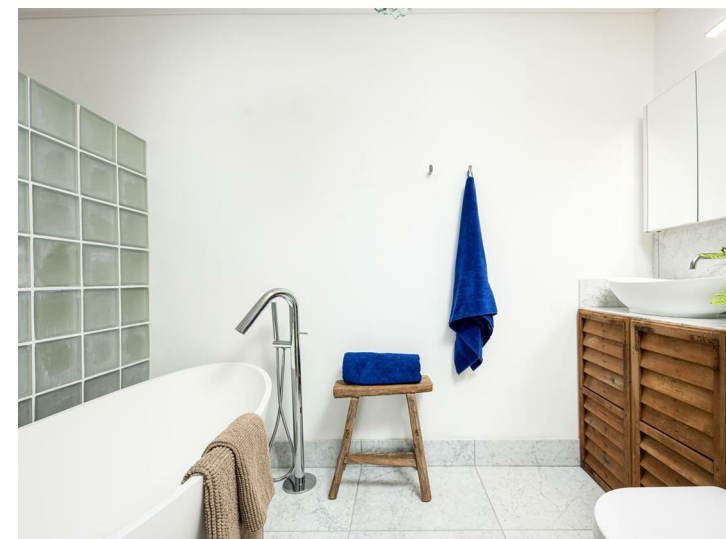
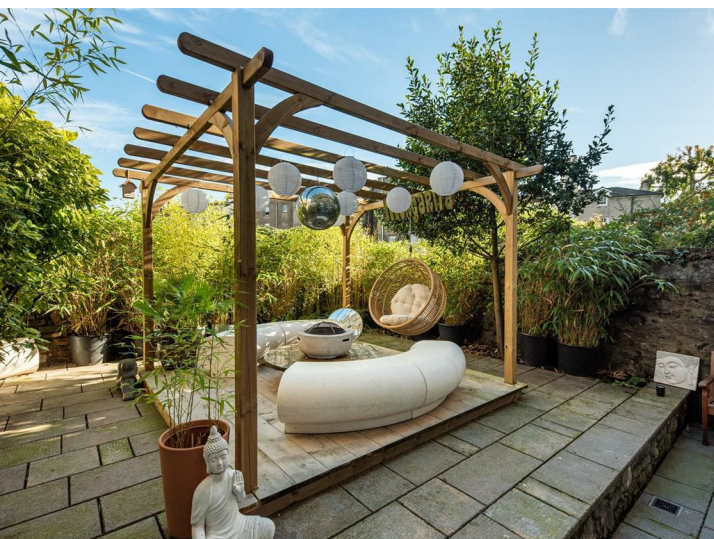
### Shower Room

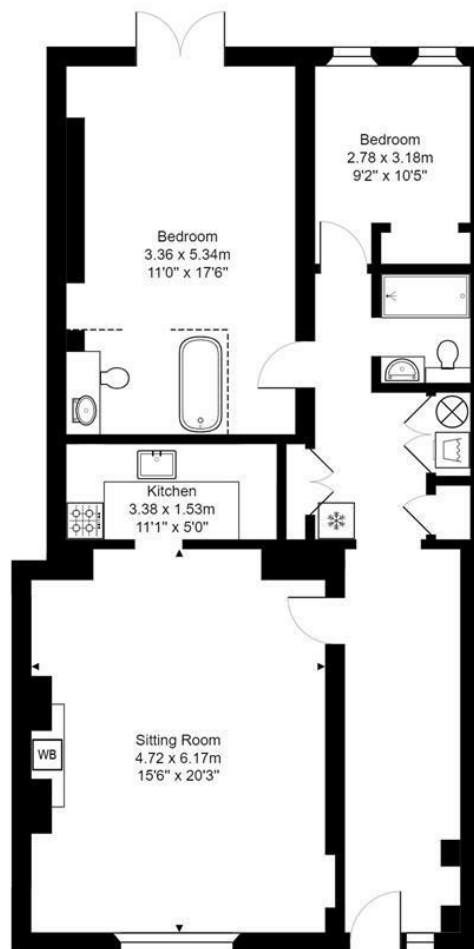
Serving the Guest Bedroom this stylish shower room has cubicle, wc and basin and again has electric underfloor heating.

### Outside

The apartment is reached by steps down to private courtyard area which is nicely presented and has built-in seating so you can enjoy both front and rear aspects.

To the rear is great private walled garden which has been designed in a very fun way so it can be enjoyed in good weather all year round. Paved but with pots to add greenery and with a raised decked seating area with fire pit and glitter ball.





Total Area: 91.7 m<sup>2</sup> ... 987 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.